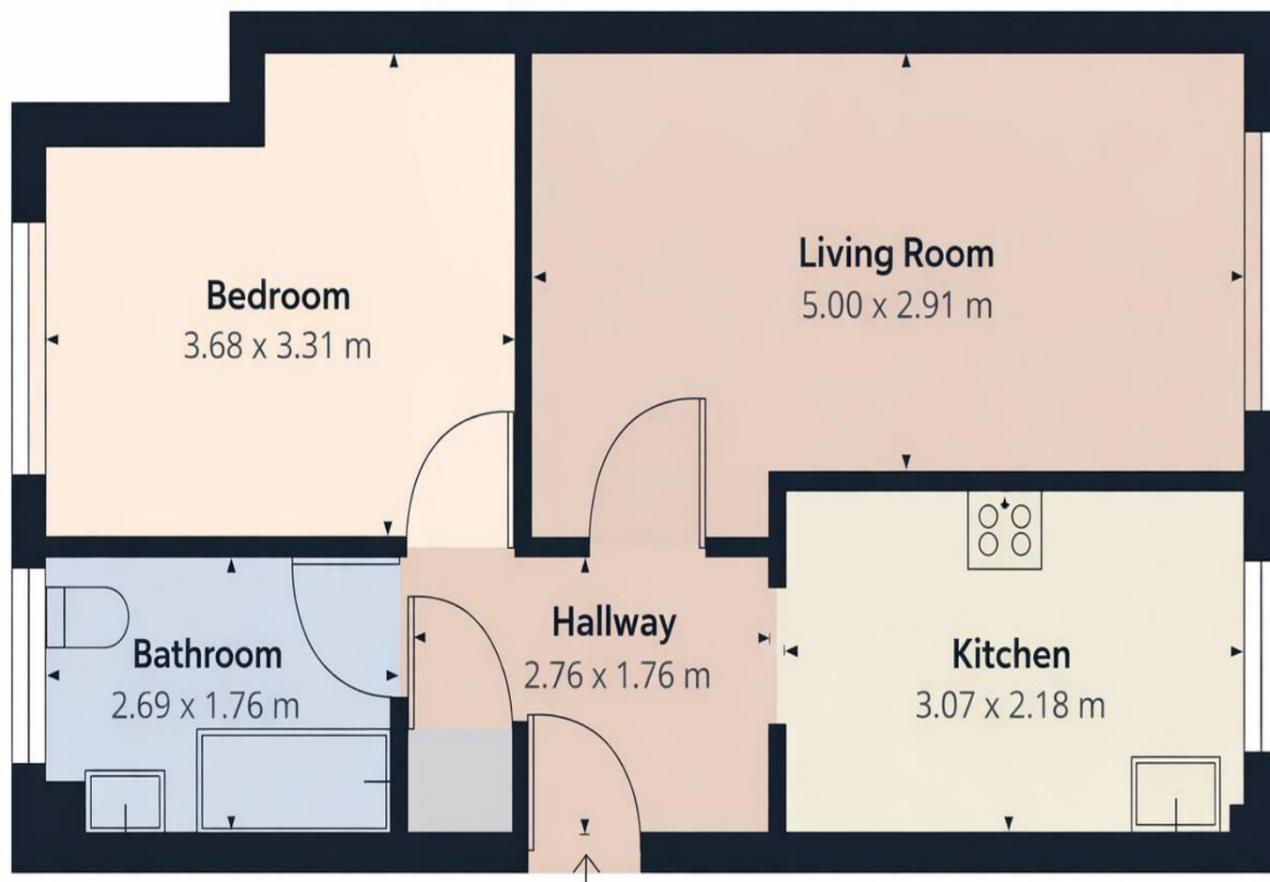
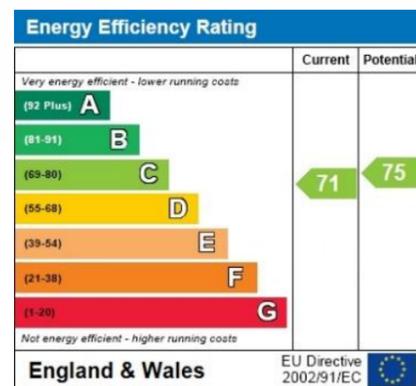


## Winch Close, Codicote



These floor plans are for illustrative purposes only and are not to scale. All measurements are approximate and should not be relied upon as a statement of fact.



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Winch Close, Hitchin Share of Freehold Price £225,000



A CHAIN FREE one bedroom ground floor flat in Winch Close with Share of Freehold. Benefits include a 962 year lease, no ground rent and £53.48 monthly service charge. Bright accommodation, double glazed windows replaced five years ago, allocated car port parking and communal gardens.

- CHAIN FREE
- SHARE OF FREEHOLD
- No Ground Rent, Low Service Charge, and 962 Year Lease
- Double Glazed Windows Replaced Five Years Ago
- Ground Floor Flat
- Sheltered Car Port With Allocated Parking Space
- Additional Visitor Parking
- Communal Gardens To The Rear
- Bright And Well Maintained Throughout
- Village Location Within Easy Reach Of Welwyn Garden City, Hatfield, and Hitchin





## Entrance Hall

Wood laminate flooring, radiator, useful storage cupboard and entry phone system. Doors leading to all rooms.

## Lounge

Carpeted flooring, radiator, and double glazed window to the front aspect providing good natural light.

## Kitchen

Wood laminate flooring and fitted with a range of base and eye level units with roll edge work surfaces and tiled splash backs. Stainless steel sink with mixer tap and drainer. Integrated gas oven and hob. Space for washing machine, dishwasher and fridge. Wall mounted boiler. Double glazed window to the front.

## Bedroom

Carpeted flooring, radiator, and large double glazed window to the rear aspect.

## Bathroom

Wood laminate flooring, low flush wc and vanity sink unit. Panel enclosed bath with hand held and rainfall shower attachments. Partly tiled walls, radiator, and frosted double glazed window to the rear.

## Outside

Sheltered car port providing a designated parking space. Additional visitor parking available within the development. Secure communal entrance with entry phone system leading to communal hallway and access to the rear communal gardens.

## Communal Gardens

Mainly laid to lawn with patio area. Storage shed. Communal door to communal hallway.

## Further Details

The property is Share of Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**